

FOR LEASE

2930 Horace Watson Road South

WILSON, NC 27893

JAKE VIVERETTE | 804.754.5462 | JAKE.VIVERETTE@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	5,403 SF
Available SF:	5,403 SF
Lot Size:	2.13 Acres
Year Built:	1993
Zoning:	LI

PROPERTY OVERVIEW

2920 Horace Watson Road is located just over 2 miles from I-587 in Wilson, NC. The property hosts a 5,403 SF flex building that sits on 2.13 Acres. The building has 1 drive-in door that is 10X11X2 ft. The property also has 28 parking spaces.

PROPERTY HIGHLIGHTS

- Drive-in door 10X11X2
- 5 Electric heat pump units - 2011 models
- Lobby, conference room, and break room
- 2 Bathrooms
- 9 Offices with potential for more
- Septic and county water

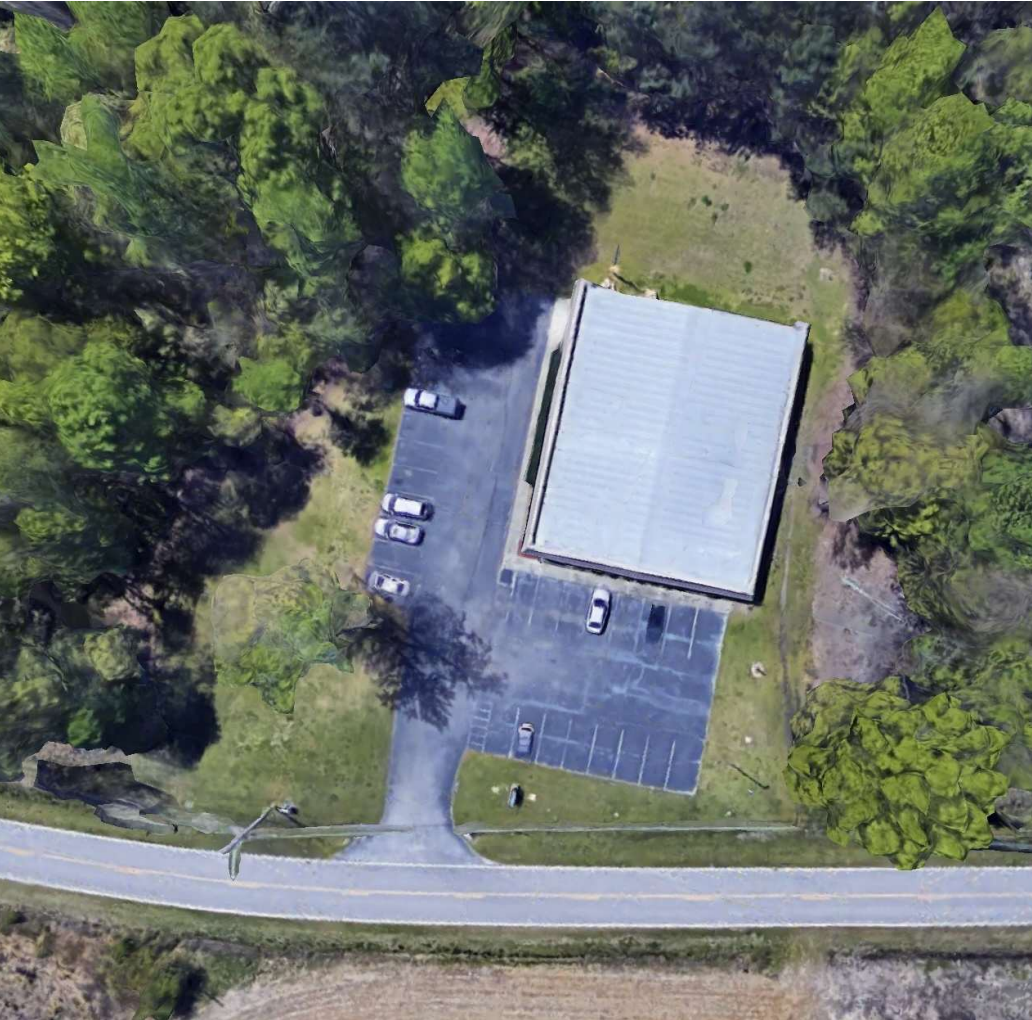
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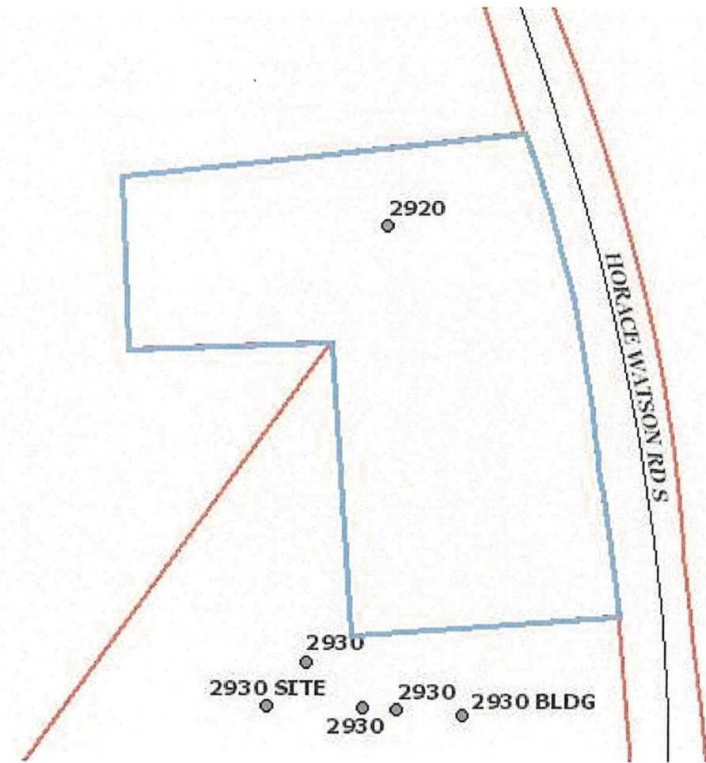
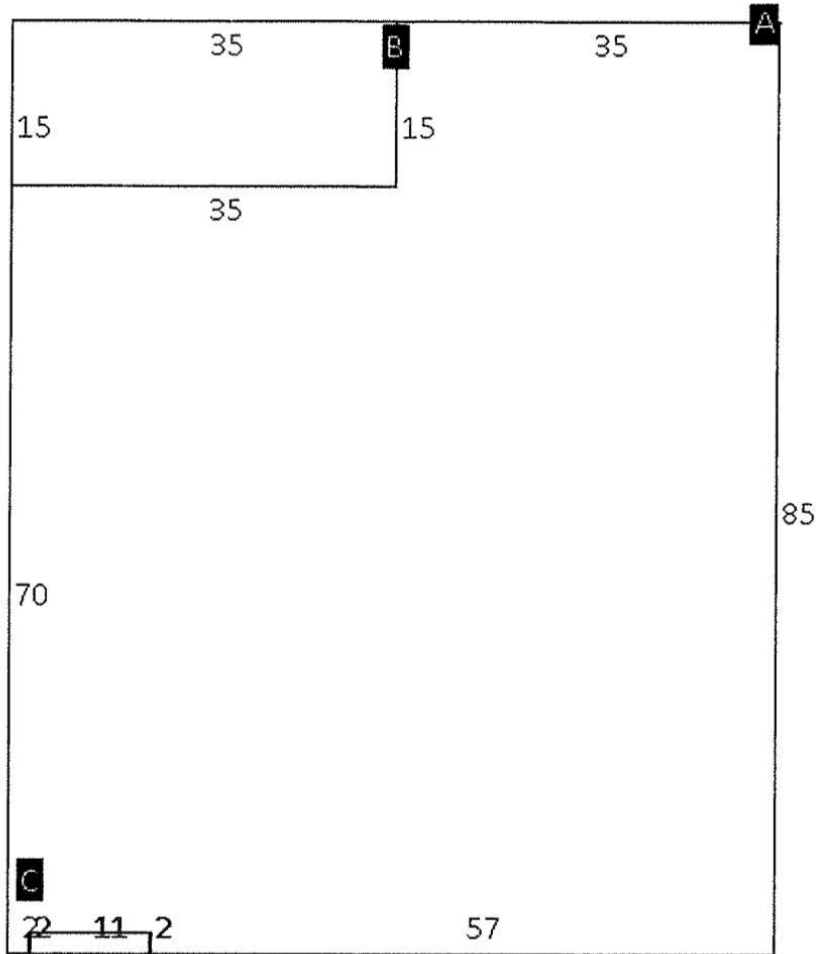
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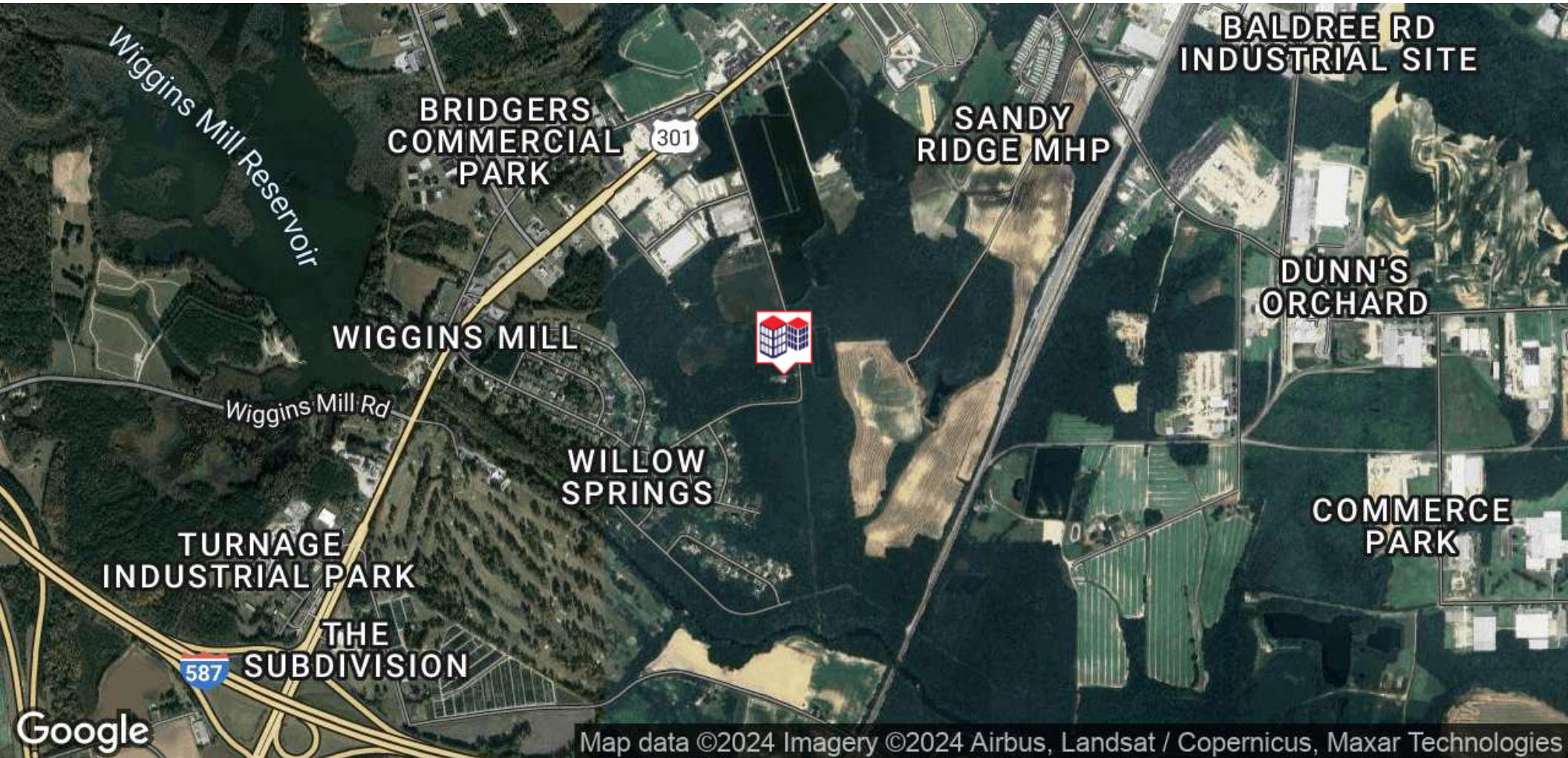
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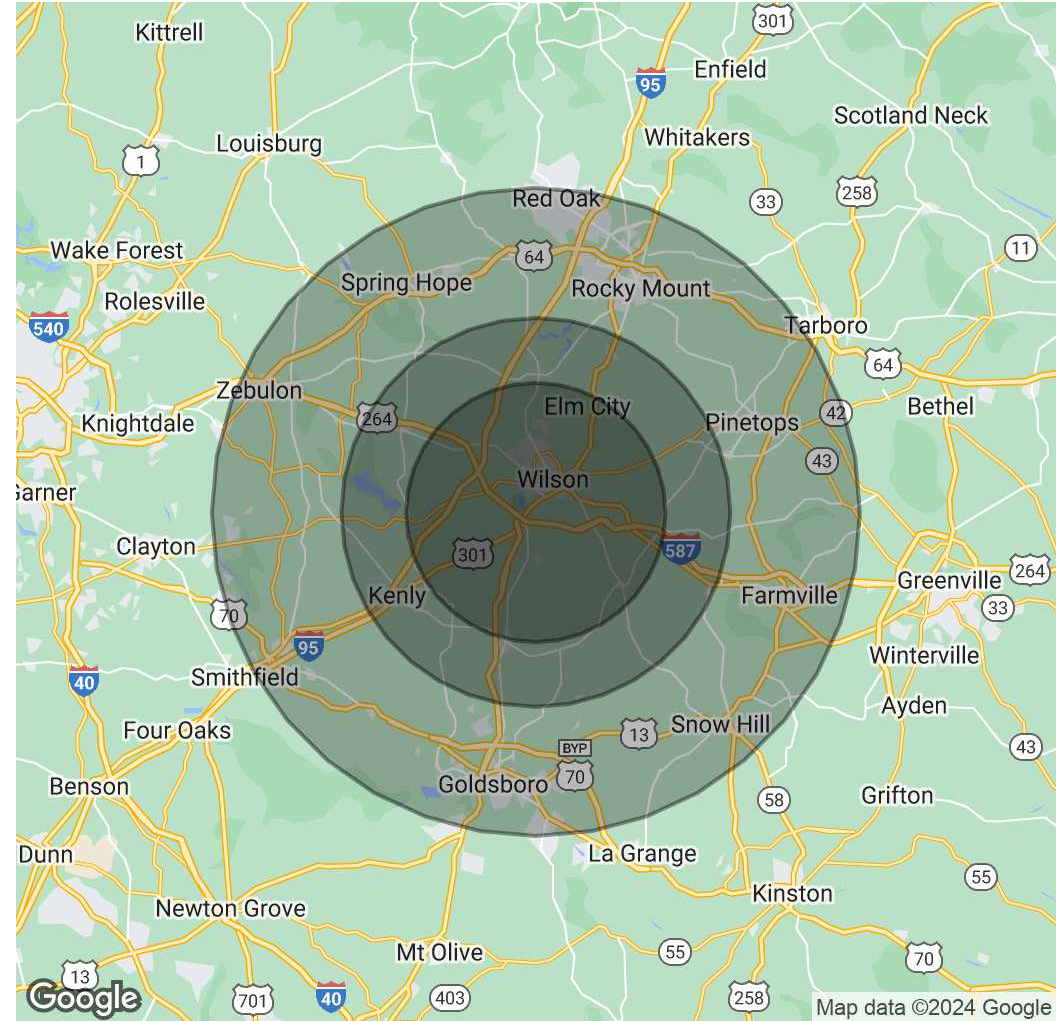
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POPULATION	10 MILES	15 MILES	25 MILES
Total Population	75,002	111,135	398,038
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	10 MILES	15 MILES	25 MILES
Total Households	30,933	45,316	158,729
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$68,383	\$71,275	\$79,713
Average House Value	\$195,248	\$205,597	\$230,989

Demographics data derived from AlphaMap



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